I. SUMMARY REMARKS:

This rezoning is within the area of the proposed LYNX Silver Line and some structures in the proposed site plan fall in the same area as the proposed light rail alignment. The LYNX Silver Line Light Rail alignment is in the early planning stages, at this point the design calls for a minimum ROW of 44 feet along Independence Blvd. This includes the 32' for the light rail tracks and 12' for rail trail. ROW needs in this area could change depending on the terrain, environmental constraints, and construction needs. It is likely that more than 44 feet will be required to construct the project. Further engineering will need to be advanced to determine how much ROW would be required. This recommendation would also need to limit the number of access points to Independence Blvd. CATS hopes to work with the petitioner in modifying the site plan in order to preserve the ability to construct the LYNX Silver Line.

This development proposal will displace an existing bus stop with shelter pad. A new bus stop cannot be located along the site’s Monroe Road frontage, due to a new right-turn lane onto Long Avenue. The below mitigation is recommended, in light of proposed site conditions. The Petitioner is requested to provide and construct a new shelter pad for a relocated bus stop on Monroe Road. The recommended new location is on City-owned property (PIN-19101101) along that off-site property’s Monroe Road frontage. Below is an image of the standard detail (60.05A) for the requested bus stop shelter pad. Permanent easement is requested, where dimensions exceed existing or proposed right-of-way limits.

Please contact me if there are any questions related to this request. Thank you.
REZONING PETITION NO. 2016

1. GENERAL PROVISIONS

The following are the general provisions that are intended to guide the development of the project site. In order to ensure consistency and uniformity in the application of these provisions, it is important that they be carefully considered and implemented.

2. DEVELOPMENT/SITE

The development shall be consistent with therezoning application and the project site plan. The developer is responsible for ensuring that all development activities are in compliance with the rezoning application and the project site plan. The developer shall be required to obtain all necessary permits and approvals from the appropriate governmental agencies before commencing any development activities.

3. MUDD-O AND NS

The project site shall be designed to accommodate the rezoning application and the project site plan. The developer shall be required to provide all necessary drainage and stormwater management features as described in the project site plan and the rezoning application.

4. ASHWOOD, BALTIMORE, MD

The project site shall be designed to accommodate the rezoning application and the project site plan. The developer shall be required to provide all necessary drainage and stormwater management features as described in the project site plan and the rezoning application.

5. WOODRIDGE, PHILADELPHIA, PA

The project site shall be designed to accommodate the rezoning application and the project site plan. The developer shall be required to provide all necessary drainage and stormwater management features as described in the project site plan and the rezoning application.

6. RESIDENTIAL USES

The residential uses shall be designed to accommodate the rezoning application and the project site plan. The developer shall be required to provide all necessary drainage and stormwater management features as described in the project site plan and the rezoning application.

7. COMMERCIAL USES

The commercial uses shall be designed to accommodate the rezoning application and the project site plan. The developer shall be required to provide all necessary drainage and stormwater management features as described in the project site plan and the rezoning application.

8. NON-RESIDENTIAL USES

The non-residential uses shall be designed to accommodate the rezoning application and the project site plan. The developer shall be required to provide all necessary drainage and stormwater management features as described in the project site plan and the rezoning application.

9. RESIDENTIAL USES

The residential uses shall be designed to accommodate the rezoning application and the project site plan. The developer shall be required to provide all necessary drainage and stormwater management features as described in the project site plan and the rezoning application.

10. GENERAL PROVISIONS

The following are the general provisions that are intended to guide the development of the project site. In order to ensure consistency and uniformity in the application of these provisions, it is important that they be carefully considered and implemented.

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12. MUDD-O AND NS

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13. ASHWOOD, BALTIMORE, MD

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14. WOODRIDGE, PHILADELPHIA, PA

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15. RESIDENTIAL USES

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16. COMMERCIAL USES

The commercial uses shall be designed to accommodate the rezoning application and the project site plan. The developer shall be required to provide all necessary drainage and stormwater management features as described in the project site plan and the rezoning application.

17. NON-RESIDENTIAL USES

The non-residential uses shall be designed to accommodate the rezoning application and the project site plan. The developer shall be required to provide all necessary drainage and stormwater management features as described in the project site plan and the rezoning application.
INDEPENDENCE BOULEVARD
IDLEWILD ROAD
MONROE ROAD

RESTAURANT
COMMERCIAL
COMMERCIAL
COMMERCIAL

PROPOSED PUBLIC STREET EXTENSION
OUTPARCEL #9 ±0.54 AC
OUTPARCEL #7 ±2.94 AC
OUTPARCEL #8 ±1.06 AC
OUTPARCEL #6 ±2.31 AC
OUTPARCEL #5 ±1.28 AC
OUTPARCEL #4 ±0.96 AC
OUTPARCEL #3 ±2.21 AC
OUTPARCEL #2 ±0.81 AC
OUTPARCEL #1 ±1.26 AC

RETAIL
FAST FOOD A
LONG AVENUE

FAST FOOD B